

1 BILL NO. S-77-08- 07

2 SPECIAL ORDINANCE NO. S- 177-77

3 AN ORDINANCE authorizing the
4 Park Department to proceed with
5 the sale of the former Jefferson
6 Center site.

7 WHEREAS, the City of Fort Wayne, by and through its
8 Department of Public Parks, is the owner of the following
9 described real estate in Allen County, Indiana, to-wit:

10 Lots numbered 1, 2, 3 and 4 in Sturgis
11 Addition to Fort Wayne, in Allen County,
12 Indiana, according to the plat thereof,
13 recorded in Deed Record Q, page 169, in
14 the Office of the Recorder of Allen
15 County, Indiana,

16 such property more commonly being known as the Jefferson
17 Community Center property, located at the southwest corner of
18 Jefferson Boulevard and Fairfield Street, Fort Wayne, Indiana;
19 and

20 WHEREAS, the site is not conducive for development
21 as recreational facilities because of traffic conditions in
22 the immediate area; and

23 WHEREAS, it is in the best interest of the City
24 of Fort Wayne for the above described property to be sold; and

25 WHEREAS, the proceeds of the sale of such property
26 should be used in the development of an alternate site for
27 construction of a park in an area within the west central
28 neighborhood.

29 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL
30 OF THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That the Board of Park Commissioners is
32 hereby authorized to proceed with the sale of the above
33 described property.

34 SECTION 2. That the proceeds of such sale shall be
35 expended in the construction of a park in the west central
neighborhood.

SECTION 3. This Ordinance shall be in full force and
effect from and after its passage and approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY,


Councilman


CITY ATTORNEY

Read the first time in full and on motion by Hinga, seconded by

Stier, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 8-9-77

Charles W. Whittemore
CITY CLERK

Read the third time in full and on motion by Hinga, seconded by V. Schmidt, and duly adopted, placed on its passage.

PASSED (YEAST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HUNTER</u>	<u>✓</u>	_____	_____	_____	_____
<u>MOSES</u>	_____	_____	_____	<u>✓</u>	_____
<u>NUCKOLS</u>	_____	_____	_____	<u>✓</u>	_____
<u>SCHMIDT, D.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-23-77

Charles W. Whittemore
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. S-177-77 on the 23rd day of August, 1977.

ATTEST: (SEAL)

Charles W. Whittemore
CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of August, 1977, at the hour of 11:45 o'clock A. M., E.S.T.

Charles W. Whittemore
CITY CLERK

Approved and signed by me this 26th day of August, 1977, at the hour of 8:00 o'clock A. M., E.S.T.

Rahat Elmashory
MAYOR

Bill No. S-77-08-07

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance
authorizing the Park Department to proceed with the sale of the former
Jefferson Center Site

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do PASS.

WILLIAM T. HINGA - CHAIRMAN

JAMES S. STIER - VICE CHAIRMAN

VIVIAN G. SCHMIDT

PAUL M. BURNS

FREDRICK HUNTER

William T. Hinga

James S. Stier

Vivian G. Schmidt

Paul M. Burns

Fredrick Hunter

8-23-77 CONCURRED IN
DATE _____ CHARLES W. WESTERMAN, CITY CLERK



REGION V
300 South Wacker Drive
Chicago, Illinois 60606

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
INDIANAPOLIS AREA OFFICE
WILLOWBROOK 5 BUILDING, 4720 KINGSWAY DRIVE
INDIANAPOLIS, INDIANA 46205

29 APR 1977

IN REPLY REFER TO:
5.4DM:SM

Ms. Angela Derheimer
Administrative Assistant
Department of Public Parks
City-County Building
One East Main Street
Fort Wayne, Indiana

Dear Ms. Derheimer:

Subject: EDA Title X Project
Fort Wayne, Indiana
E-75-MC-18-0003

This is in response to your letter of April 12, 1977 requesting permission to sell a piece of property that received Title X funds for its first phase of development.

In terms of the Block Grant Program, it is the opinion of this office that there would be no problem in selling the property provided that the proceeds be used in an alternate site for construction of the park. Please be reminded that a different site may require an updated environmental clearance if one has not been prepared for the new site.

Sincerely,


James E. Armstrong
Area Director

APPRAISAL REPORT
OF
BARELAND TRACT
AT SOUTHWEST CORNER OF FAIRFIELD AND JEFFERSON STREETS
FORT WAYNE, INDIANA

FOR
FORT WAYNE PARK BOARD
ONE MAIN STREET
CITY-COUNTY BUILDING
FORT WAYNE, INDIANA

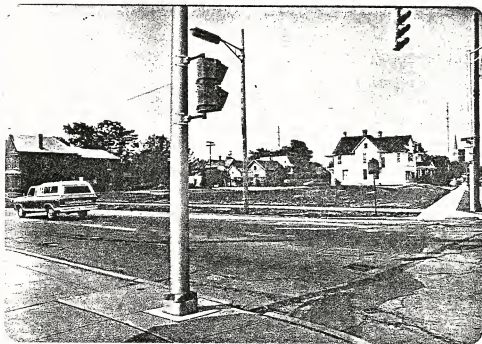


Photo view of the subject land site looking in a southwesterly direction across Fairfield Avenue.

BY
LARRY D. MISNER, M.A.I.
HARDING, DAHM & CO., INC.
525 LINCOLN BANK TOWER
FORT WAYNE, INDIANA 46802

HARDING, DAHM & COMPANY

June 20, 1977

Larry D. Misner, M.A.I., SRPA

Fort Wayne Park Board
One Main Street
City-County Building
Fort Wayne, Indiana 46802

ATTN: Mr. Robert Arnold, Superintendent of Parks & Recreation

Gentlemen:

RE: Appraisal Valuation of Bareland Tract at Southwest
Corner of Fairfield and Jefferson Streets,
Fort Wayne, Allen County, Indiana.

At your request, we have personally inspected the subject property captioned above and located at the southwest corner of Fairfield Avenue and Jefferson Streets, Fort Wayne, Allen County, Indiana.

The purpose of our inspection was to estimate the fair market value of the captioned property, as of June 17, 1977.

Having researched and analyzed information considered pertinent in estimating value and having considered this information and its effect upon value, we are of the opinion that the estimated fair market value of the property under investigation, as of June 17, 1977, was:

FIFTY-THREE THOUSAND (\$53,000) DOLLARS

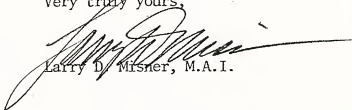
A summary of important factors is contained on the second page following this letter. In addition, documentation supporting the indicated value is provided in the text of this report.

We hereby certify that the statements and opinions contained in this report are correct, subject to the assumptions and limiting conditions herein set forth, and that we have no contemplated interest in this or any other property which will affect the conclusions reached. This letter is to be included and considered as a part of the appraisal text.

We are most pleased to have been able to provide you with an appraisal service. If you have any questions relative to any

portions of the report, please feel free to contact us at your convenience.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Larry D. Misner', with a long, sweeping horizontal line extending to the right.

Larry D. Misner, M.A.I.

SUMMARY OF IMPORTANT FACTS

Property Location:	The subject property is located at the southwest corner of Fairfield Avenue and Jefferson Streets, Fort Wayne, Allen County, Indiana.
Property Description:	The subject property is a reasonably rectangular tract, except for the frontage along Jefferson Street. The site aggregates approximately 26,503 square feet.
Highest and Best Use:	Considering the nature of the zoning, the location of the site along the two major arterials, and the existing developmental density, the highest and best use would be in some commercially related capacity.
Conclusion of Value:	\$53,000

GENERAL INFORMATION

LEGAL DESCRIPTION

The subject property is located at the southwest corner of Fairfield Avenue and Jefferson Street in Fort Wayne, Allen County, Indiana, and is generally described as follows:

A part of the Sturgis Addition in Ewing's front lots to the city of Fort Wayne, Allen County, Indiana.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the fair market value of the subject property, as of June 17, 1977. Fair market value is defined as:

"The highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with the knowledge of all the uses to which it is adapted and for which it is capable of being used."

PROPERTY DATA

The subject property is a bareland tract having frontage along the south side of Jefferson Street of 152 feet and along the west side of Fairfield Avenue of 190.5 feet and generally aggregates approximately 26,503 square feet. A plot plan is contained in the Addenda Section of this report to provide a general indication to the reader of the approximate boundaries and dimensions of the subject property.

A general description of the subject tract will be detailed as follows:

Location - The subject site is located at the southwest corner of Fairfield Avenue and Jefferson Street in Fort Wayne, Allen County, Indiana.

Size - According to the very general dimensions provided this appraiser, the subject site is considered to contain approximately 26,503 square feet.

Shape - As is depicted on the plot plan contained in the Addenda Section, the site basically is rectangular in shape, except for the northern boundary which is slightly angulated as a result of its frontage along Jefferson Street.

Topography - The topographical features of the subject site would generally be considered level with the frontage along both Jefferson and Fairfield slightly above street grade.

Utilities - The subject site is located in the downtown Fort Wayne area and has the availability of gas, water, sanitary sewers, storm sewers, and electric.

Access - The land previously accommodated a building structure on the site that generally encompassed the greater portion thereof and no vehicular access was required into the site from either arterial. Alleyway access is available. It is assumed that at least one access point could be made available to the subject site from each arterial.

PRESENT USE AND ZONING

The subject property is presently vacant and is zoned B3B, General Business.

HIGHEST AND BEST USE

In the value analysis of real property, one must give consideration to the highest and best use, which is generally defined as:

"That use of the land which is lawful, practicable, and proximate, which will produce the greatest return to the land after satisfying all requirements of any improvements which must necessarily be placed on the land in order to bring it into that use. Legal restrictions such as zoning or deed restrictions are recognized to the degree that they would affect value to a prospective buyer in contemplation of an attempt to change or defeat the restrictions."

The most applicable use as referenced in the definition above reflects upon the use that is legally permissible, one that is probable and proximate, and one that would support the highest market indication as of the date of appraisal.

The use must be reasonably compatible with use-densities in the area. As indicated in the neighborhood information, there is ample evidence of commercially related uses within the immediate proximity to the property under investigation. The southeast corner of the Fairfield and Jefferson Street intersection is improved with a service station operation and the northeast corner is improved with a commercially related use.

The immediate neighborhood backup to the subject land tract is older single and multiple family residential. The subject neighborhood is considered to be in the equilibrium to disintegration stage of transition and the appeal of the area in a residential usage would be reduced because of the lack of amenity attributes and the relatively short life stage of the improvements. Most typical private developers would not consider residential development on the site because the area would not offer sufficient longevity and amenity attributes to protect the development investment.

The Lincoln National Life Insurance Company has been assembling land just to the south and east of the subject property and they are tending to set values in the area for properties located off of major arterials. The fact that the property does front two major arterials would indicate a likely use to be in some form of secondary commercially related endeavors similar to some of those presently in existence along Jefferson Street. The site is too far removed from the downtown business district to warrant the justification of some of the prices being realized for land to the east and northeast. In addition, the overall size of the tract would generally inhibit some potential types of uses that could be conducted thereon.

In summary, the subject land tract has a business zoning, has good exposure on two major arterials, is reasonably rectangular in shape, and has level topographical features. However, the site is removed from the downtown business district and is in a neighborhood that is considered to be in the equilibrium to disintegration stage of transition. Thus, the highest and best use would be considered to be in some secondary related commercial capacity.

VALUATION PROCEDURE

In the valuation process there are three standard or classical appraisal procedures that are typically considered in the valuation of real estate and they include the Cost Approach, the Market Approach, and the Income Capitalization Approach.

The three methods are processed independently of one another to provide separate value conclusions. The final value estimate is derived by considering the quantity and quality of information available in the market place, the interpretation of this data, and the weighing of the information in conjunction with its overall relevancy to the property under appraisal.

In this valuation procedure all three methods were considered, but only the Bareland Market Data Approach will be used. This is simply because the tract is bare awaiting development to a higher use.

The Bareland Market Analysis will be processed and documented in this analysis to appropriately reflect a value conclusion for the subject tract.

BARELAND MARKET DATA APPROACH

The effort extended in developing a Bareland Market Data Approach for the subject property consists of examining a sufficiently large number of sales contained in our company files, conferring with individuals in other real estate firms relative to any other sales consummated by their offices, and researching for transfers in local public agency offices.

Our analysis will consist of selecting the data that has general comparability relative to secondary commercial sites, have the availability of city utilities, reflect zoning designations that would permit business usage, and would have reasonably similar sizes in relation to the subject. The market information will be developed and presented as follows:

Comparable No. 1

Location:	Southwest corner of Main and Ewing
Size:	80' by 150', or 12,000 s.f.
Sale Price:	\$40,000
Sale Price/s.f.:	\$3.33
Zoning:	Business
Utilities:	Public
Sold:	7/76
Comments:	This comparable is located closer to the downtown business district and

Comparable No. 1, continued

Comments, ctd:

has similar frontage on a one-way and two-way arterial as the subject. This land tract would be considered somewhat superior to the subject.

Comparable No. 2

Location:

Southwest corner of Webster and Lewis Streets.

Size:

70' by 180', or 12,600 s.f.

Sale Price:

\$22,650 (includes razing and grading cost)

Sale Price/s.f.:

\$1.80

Zoning:

R-3

Sold:

3/74

Utilities:

Public

Comments:

This sale is included because it represents one of the land tracts assembled by Lincoln National Life Insurance Company just to the south and east.

Comparable No. 3

Location:

302 West Jefferson

Size:

250' by 150', or 37,500 s.f.

Sale Price:

\$185,000 (reportedly included the razing cost for one-story metal building)

Sale Price/s.f.:

\$4.93

Zoning:

Business

Sold:

1973

Utilities:

Public

Comments:

This land tract is a corner location similar to the subject, but the former has the advantage of somewhat larger overall size and would subsequently enable more flexibility in site utilization. In addition, the comparable site is situated to the east of the subject and subsequently closer to the central business district.

Comparable No. 4

Location:

200 block of Jefferson (south side)

Size:

120' by 140', or 16,800 s.f.

Sale Price:

\$50,000 + approximately \$15,000 potential razing cost, or \$65,000

Sale Price/s.f.:

\$3.87

Zoning:

Business

Comparable No. 4, continued

Sold: 1977
Utilities: Public

Comments: This land tract accommodates the old Greyhound Bus Terminal which is considered to be a charge against the land and the unit price indicated above reflects the inclusion of the razing cost.

Comparable No. 5

Location: Northeast corner of Webster and Douglas Streets.
Size: 52.33' by 105', or 5,495 s.f.
Sale Price: \$11,000
Sale Price/s.f.: \$2.00
Zoning: Business
Sold: 8/74
Utilities: Public

Comments: This land tract is another site assembled by the Lincoln National Life Insurance Company as a part of their expansion program for the future. This sale is also included to reflect the unit prices being established in the area immediately to the southeast of the subject property.

RECONCILIATION AND FINAL VALUE CONCLUSION

We have incorporated in the Bareland Analysis several sales that can be used to reflect a range of unit values that can be briefly discussed and reconciled to a value conclusion.

Except for the area around the Lincoln National Life Insurance Company on the northwest and west, there has not been a substantial number of market sales that can be used to support the type unit value spread applicable for the subject property. Therefore, we have included in this analysis a representation of the value indications on a unit basis being paid by Lincoln National Life Insurance Company in their assemblage program for expansion purposes as well as other land sales located on the west side of the downtown business district generally considered to be in the subject area.

The upper limit of the value range is represented by comparable sales that have superior overall locational advantages. The lower limit is represented by the Lincoln Life assemblage purchases. Considering the fact that the subject property is somewhat removed from the downtown business district and is in an area that generally accommodates secondary commercial type uses, the mid to upper range of values represented by these comparables would be considered to reflect too optimistic a value indication for the subject.

Considering the type of uses in the immediate area, the size of the subject land tract, the zoning, and the static nature of the neighborhood, we are of the opinion that the estimated unit value applicable for the subject property would be \$2.00 per square foot. Thus, applying this unit value indication to the 26,503 square feet would reflect an overall value of \$53,006, or rounded:

FIFTY-THREE THOUSAND (\$53,000) DOLLARS

FINAL RECONCILIATION

The three approaches to value have been considered in this appraisal report; but the fact that the subject land is vacant would necessitate the utilization of only the Bareland Market Approach.

We have included in this analysis several market sales that have generally been considered relative to their location and overall amenity attributes to reflect a bracketing of unit values. We have considered the nature of the developmental density in the neighborhood and the overall size of the subject tract and have concluded that the estimated fair market value of the subject property would be:

FIFTY-THREE THOUSAND (\$53,000) DOLLARS

ASSUMPTIONS AND LIMITING CONDITIONS

In making the appraisal of the subject property, the following assumptions and limiting conditions are presented:

1. That the legal description provided is assumed to be reasonably correct and no survey was made and dimensions referenced in the report from other sources are assumed to be reliable.
2. That merchantable fee simple title, free of encumbrance, is vested in the owner of record.
3. That exhibits attached to this report are solely for the purpose of assisting the reader to visualize or understand its contents and are not intended to be exact in scale or detail.
4. The dollar value estimate indicated in valuing the subject property on the dates specified is subject to any change in the value of the dollar.
5. That all data used in compiling this report was furnished by sources considered reliable, but the appraiser does not guarantee correctness.
6. No attempt has been made to render an opinion relative to title or status of easements or any other matter of a legal nature.
7. That individual value estimates for the various components of the subject property are valid only when taken in context in this report and are invalid if considered individually, or as components in connection with any other appraisal.
8. The possession of this report, or a copy thereof, does not imply any rights of publication of all or any part without the prior written consent of the appraiser.
9. That the fee for this appraisal report is not contingent upon the amount of value reported, nor upon anything else other than delivery of this report.
10. That the fee for this appraisal report does not provide compensation for conference, testimony, or attendance in court with reference to the property in question.

CERTIFICATION OF VALUE

I hereby certify:

That I was employed to appraise the fair market value of the subject property located at the southwest corner of Fairfield and Jefferson Street, Fort Wayne, Allen County, Indiana;

That I personally examined the property and have considered the factors affecting value thereof;

That my fee for this appraisal is not contingent upon the amount of value reported, nor upon anything else other than a fair market value estimate of the subject property;

That to the best of my knowledge and beliefs the statements and information contained in this report are correct, subject to the limiting conditions herein set forth;

That by reason of my investigation and by virtue of the data assembled, the estimated fair market value of the subject property, as of June 17, 1977, was:

FIFTY-THREE THOUSAND (\$53,000) DOLLARS

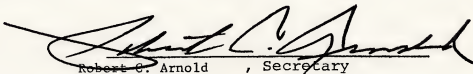
By 

Larry D. Misner, M.A.I.

The Board of Park Commissioners met in regular session in Room 128 of the City-County Building, One Main Street, Fort Wayne, Indiana, on the 19th day of May, 1977, at 3:30 o'clock p.m. Present: President Novitsky, Commissioners Randall, and Nelson. On Motion, duly made and seconded, the following resolution was adopted:

(Resolution)

On Motion, duly made and seconded, the meeting adjourned.


Robert C. Arnold, Secretary

RESOLUTION

WHEREAS, the City of Fort Wayne, by and through its Department of Public Parks, is the owner of the following described real estate in Allen County, to-wit:

Lots 1, 2, 3, and 4 in Sturgis Addition.
Deed Record Q, page 169.

such property more commonly known as the Jefferson Community Center property, located at the southwest corner of Jefferson Boulevard and Fairfield Street, Fort Wayne, Indiana;

WHEREAS, the Park Department desires to provide greatly needed recreational facilities for the residents of the City of Fort Wayne east of Broadway and north of the Conrail in the Inner-City's near-west side; and

WHEREAS, the former Jefferson Community site is not conducive for such development because of traffic conditions in the immediate area;

WHEREAS, the Park Department desires to sell the parcel formerly known as the Jefferson Community Center and to use the proceeds from the sale of such property in the development of an alternate site for construction of a park in an area within the west central neighborhood, and it is therefore for the best interest of the Park Department that action to that end be taken;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Park Commissioners, on behalf of the Park Department of the City of Fort Wayne, sell and convey that certain parcel of real estate known and described as follows:

Lots 1, 2, 3, and 4 in Sturgis Addition.
Deed Record Q, page 169.

and that said Board of Park Commissioners are hereby authorized and directed to prepare an ordinance authorizing such sale and to submit such ordinance to the City, for approval, and that the proceeds of such sale be expended in the construction of a park in the west central neighborhood.

DIGEST SHEET

TITLE OF ORDINANCE _____

2-27-08-07

DEPARTMENT REQUESTING ORDINANCE Department of Public Parks

SYNOPSIS OF ORDINANCE Ordinance to proceed with the sale of the

Jefferson Center site, the legal description of which is: Lots 1, 2,

3, and 4 in Sturgis Addition. Deed Record Q, page 169.

EFFECT OF PASSAGE The proceed from the sale of the Jefferson Center

site are earmarked for the acquisition and development of a nearby lot
as a park for the West Central Neighborhood.

EFFECT OF NON-PASSAGE Ground will remain vacant due to lack of
capital improvement money to develop it as a park.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

ASSIGNED TO COMMITTEE (J.N.) _____

Prince